



City of Seattle

**Department of Planning and Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

<b>Application Number:</b>	3011631
<b>Applicant Name:</b>	Kim Baldwin for Seattle Parks & Recreation Department
<b>Address of Proposal:</b>	9089 Holman Road NW

**SUMMARY OF PROPOSED ACTION**

Land Use Application to establish a public park (“Crown Hill Park”). The project includes approximately 2,400 Cubic yards of grading and fill on an existing playfield (once part of the former Crown Hill Elementary School) .

The following approval is required:

**SEPA** – for conditioning only, per **SMC** Chapter 23.05

**SEPA DETERMINATION:** ☐ Exempt ☐ DNS ☐ MDNS ☐ EIS

☒ DNS with conditions\*

☐ DNS involving non-exempt grading or demolition or  
involving another agency with jurisdiction.

\*The Seattle Department of Parks & Recreation (“Parks”) issued a Determination of Non-Significance on July 7, 2010. This application is for conditioning only per SMC 25.05.660, Substantive Authority and Mitigation.

## **BACKGROUND DATA**

### **Site & Area Description**

The subject development site is irregular in shape. It is Parcel Y as created by Lot Boundary Adjustment 3009678. The property borders on 14<sup>th</sup> Avenue NW on the west, 13<sup>th</sup> Avenue NW on the east, NW 92 Street and Holman Road NW on the south, and Parcel X of LBA #3009678 on the north. The 1.7 acre site is a portion of the former Crown Hill Elementary School which was determined to be surplus by the Seattle School District. It totals 74,537.1 square feet in area. The property is split zoned with approximately one third of the total site, the northernmost portion, zoned single family (SF 7200) and the lower two thirds zoned Commercial 1. Property bordering on either side of Holman Road NW in this area is generally zoned Commercial 1 as well. There are no permanent structures located on site. A Child Development Center is the main tenant of the former school building which is located on Parcel X to the north.

There is a pedestrian overpass bridge that extends across Holman Road NW from a point in the right-of-way where NW 92<sup>nd</sup> Street connects to the south side of Holman Road NW. The northern footings and stairs of the pedestrian overpass alight on the subject site, to the west of the right-of-way of 13<sup>th</sup> Avenue NW. An existing easement dating from 1965 (Recording No. 5853981) will provide Seattle Department of Transportation (SDOT) access to the Parks property for maintenance purposes and allows Parks to install sidewalks within the easement area.

### **Proposal**

The project proposes to re-grade the area on site and a small amount of area in the abutting right-of-way to establish a T-ball field, mini skate ramp, play area, pathways and landscaping as part of a new park to be known as Crown Hill Park. Approximately 815 cubic yards of select fill, 110 cubic yards of infield soil and 815 cubic yards of playfield soil will be trucked in for the ball field renovation. Additionally, approximately 655 cubic yards of select fill will be trucked in for open lawn and planting areas to replace existing asphalt.

### **Public Comment:**

Date of Notice of Application:	December 27, 2010
Date of End of Comment Period:	January 9, 2011
# Letters received:	0
Issues:	No comment letters were received for this project.

## **ANALYSIS - SEPA**

The initial disclosure of the potential impacts from this project was made in the environmental Determination of Non-Significance issued by the Acting Superintendent, Department of Parks and Recreation as lead agency on July 27, 2010. The determination and checklist submitted by the applicant, dated June 29, 2010, have been reviewed under SMC 25.05.660, Substantive Authority and Mitigation.

Mitigation measures or denials shall be based on policies, plans, rules, or regulations formally designated in Sections 25.05.665, 25.05.670 and 25.05.675 as a basis for the exercise of substantive authority and in effect when the DNS is issued. The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part, “Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation” subject to some limitations. Under such limitations/circumstances (SMC 25.05.665) mitigation can be considered.

### **Short-term Impacts**

#### **Construction Impacts**

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, and an increase in traffic and parking impacts due to delivery of construction materials and construction workers’ vehicles. Existing City codes and ordinances applicable to the project, such as the Noise Ordinance, the Storm-water Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code, would mitigate several construction-related impacts. The Street Use Ordinance includes regulations that mitigate dust, mud, and circulation and hours of delivery by trucks bringing fill to the site. Temporary closure of sidewalks and/or traffic lane(s) would be adequately controlled with a street use permit through the Transportation Department, and no further SEPA conditioning is necessary or warranted.

#### **Noise**

Construction activity is expected to be confined to weekdays. Hours of construction are limited to 7:00 AM to 10:00 PM by the Seattle Noise Ordinance, SMC 25.08. Construction is expected to be performed between the hours of 7:00 AM and 4:00PM. The Noise Ordinance also regulates the loudness of construction activities. The City of Seattle has noise compliance inspectors who monitor construction activities and who respond to complaints related to construction activities. Compliance with the City’s Noise Ordinance will prevent any significant adverse short-term noise impacts and no further conditioning is necessary or warranted.

### Long-term Impacts

No changes in the operation of the playfield are anticipated. The fields are not currently lighted and no new field lighting is proposed. Additional passive recreation opportunities will be provided in areas other than the T-ball field where asphalt paving is to be removed. No new fields are proposed and hours of operation will remain unchanged.

### Traffic and Parking

The park has been designed as a neighborhood park to serve a primarily local population. There have not been any parking issues associated with park users. No significant adverse parking or traffic impacts are anticipated and thus no mitigation is warranted.

### Greenhouse Gas Emissions

While there likely will be a short-term increase in greenhouse gas emissions (GHG) during construction, providing enhanced outdoor recreational opportunities within a dense urban environment in locations where people do not necessarily have to drive to the playfield will have a net positive effect on the amount of GHG emitted. No significant long term adverse GHG impacts are anticipated and no further mitigation is warranted or necessary.

### **CONCLUSION - SEPA**

In conclusion, several adverse effects on the environment are anticipated resulting from the proposal, which are non-significant. Other specific impacts identified in the foregoing analysis will be regulated by existing codes or ordinances, per adopted City policies.

### **SEPA CONDITIONS**

None.

Signature:           (Signature on File)            
Michael Dorcy, Senior Land Use Planner  
Department of Planning and Development  
Land Use Services

Date: April 14, 2011